



THIS SPACE RES

2006-018967
Klamath County, Oregon



09/21/2006 11:22:05 AM

Fee: \$26.00

After recording return to:

Maurice J. Anderson

PO Box 79

Crescent Lake, OR 97725

Until a change is requested all
tax statements shall be sent to
The following address:

Maurice J. Anderson

PO Box 79

Crescent Lake, OR 97725

Escrow No. OM093447GC

Title No. 093447

SWD

STATUTORY WARRANTY DEED

Jan D. Emehiser and Kathleen M. Emehiser, husband and wife, as to an undivided 1/2 interest, who acquired title as Jan D. Emehiser and Kathleen M. Emehiser, husband and wife, as to an undivided 1/2 interest and Claud E. Swan and Janet L. Swan, husband and wife, as to an undivided 1/2 interest as tenants in common., Grantor(s) hereby convey and warrant to Maurice J. Anderson, Grantee(s) the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1 in Block 5, CRES-DEL ACRES, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007BO-09800-000

Key No. 145845

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$475,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 19th day of September, 2006.

Jan D. Emehiser

Kathleen M. Emehiser

Claude E. Swan

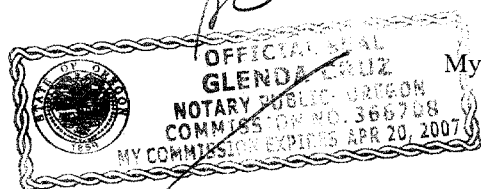
Janet L. Swan

26.00

State of Oregon

County of Deschutes

This instrument was acknowledged before me on Sept 19, 2006 by Jan D. Emehiser, Kathleen M. Emehiser, Claude E. Swan and Janet L. Swan.



Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

